



# City of Geneva, Illinois

Local Historic District & Landmarks  
Property Inventory Survey

## GENERAL PROPERTY INFORMATION:

**HISTORIC NAME:** A. B. Moore House / Beardsley House

**COMMON NAME:** n/a

**DATE OF CONSTRUCTION:** Circa 1848-1850

**SIGNIFICANT ALTERATION DATES:** 1859, c.1870, c.1950, 2005-11

**ARCHITECT:** Sean Gallagher (2011)

**BUILDER:** n/a

WILSON BROTHERS: ☐ AUGUST ☐ OSCAR ☐ BOTH

## ARCHITECTURAL DATA:

**ARCHITECTURAL STYLE:** Greek Revival / Italianate

**OVERALL PLAN SHAPE:** Rectangular

**NUMBER OF STORIES:** 2

**FOUNDATION MATERIAL:** Parged

**PRIMARY WALL MATERIAL(S):** Fiber Cement Shingle

**FRONT PORCH:** Yes

**VISIBLE SIDE PORCH:** No

**ENTRY DOOR(S):** Non-historic

**WINDOW MATERIAL:** Clad

**WINDOW STYLE:** Double-hung (6/6)

**PRIMARY ROOF FORM:** Hip

**PRIMARY ROOF MATERIAL:** Asphalt

**VISIBLE CHIMNEY:** Yes

**CHIMNEY MATERIAL:** Brick

## OTHER SIGNIFICANT ARCHITECTURAL FEATURES:

n/a

## PROPERTY ADDRESS:

**202 North First Street / 109 Peyton Street**

## PARCEL IDENTIFICATION NUMBER (PIN):

12-03-426-010



## LOCAL SIGNIFICANCE RATING:

- ☐ Significant
- ☒ Contributing
- ☐ Non-Contributing – Built After 1987
- ☐ Non-Contributing – Reversible Alterations
- ☐ Non-Contributing – Irreversible Alterations

## HISTORIC DISTRICT LOCATION:

- ☐ Central Geneva NRHD
- ☒ North Geneva NRHD
- ☒ Local Geneva HD
- ☐ Not in HD / Individual Historic Landmark

## NR DISTRICT SIGNIFICANCE RATING:

- ☒ Contributing
- ☐ Non-Contributing
- ☐ Not Applicable / Not in NR District



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## ADDITIONAL PROPERTY INFORMATION:

### BRIEF HISTORICAL DESCRIPTION:

The house was built by Alexander B. Moore, likely after he purchased lots 1-5 of Block 20. Per the 1869 Birds' Eye View of Geneva, the original house was 1.5 stories with a one-story west service wing. The original house may have been an I-house (one room deep) based on the Birds' Eye View. Per a mortgage deed, Alexander B. Moore made this his home between 1859 and 1864, before building a new home at 404 Third Street.

The unidentified next owner (possibly E. S. Morron who lived at 101 N. First Street) remodeled the house, raising it to a full two stories. The house was also expanded to the west, doubling its footprint and making it nearly square in plan. A one-story service wing was erected to the west by 1897.

The south 1/2 of Lots 1 & 2, which included the house, was purchased in 1902 by Charles Franklin Beardsley (1854-1947) and his wife Ella (1859-1909). The Beardsley family moved to Geneva in 1886 and lived on River Lane, where their family included a son, Herbert "Bert" Franklin Beardsley, and daughters Florence, Emma, and Lottie. In 1926, the First Street property was transferred to Emma Beardsley (1882-1983), who later married Raymond Ellis (1884-1964). After her husband's death, Emma (Beardsley) Ellis lived at the First Street property until shortly before her death (06 October 1983 Geneva Republican); at age 101, she was the oldest living Geneva resident. The west wing of the 19th-century house was removed or converted between 1923 and 1930 when an attached garage was completed (Mr. Ellis was a rural route mail carrier, and Mrs. Ellis drove until a year before her death). The second-floor porch over the west wing was added after 1945.

The veranda that wraps the east and south elevations was approved by the HPC in May 2005 and was constructed by 2006. In 2011, the house was proposed to be converted to a bed-and-breakfast facility, which included a future phase calling for the demolition of the west wing and the construction of a new garage with a full second floor (never completed). The 2011 plans (on file with the City of Geneva) indicate the original west wall of the circa 1848 Alexander B. Moore House.

The property is notable for its association with one or more significant persons (Moore and Beardsley/Ellis), architecture—specifically the Greek Revival style and Italianate style—and community development—specifically the Early Settlement Period of Geneva (1837-1857).

### SOURCES:

GHPC Case Studies; GHM Archives; 2016 North Geneva NRHP Update; 1869 Bird's Eye View of Geneva; Sanborn Fire Insurance Maps; Kane County Recorder's Office Land Records



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## CONTRIBUTING ACCESSORY STRUCTURES:

### AS1 GENERAL DESCRIPTION:

n/a

### AS2 GENERAL DESCRIPTION:

n/a

## CONTRIBUTING LANDSCAPE FEATURES:

### GENERAL DESCRIPTION:

n/a

## HPC ACTION:

☐

Demolition Approved: n/a

### Other HPC Action:

5.17.05 Porch, 7.19.11 Demo Garage, Add'n Garage;





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1999